



Where quality meets affordability

GOLD INCLUSIONS



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SITE INCLUSIONS • KITCHEN • LAUNDRY • BATHROOM & ENSUITE

INTERIOR • EXTERIOR • SERVICES & SUSTAINABILITY • FLOOR COVERINGS



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SITE INCLUSIONS

Slab	Up to "H1" Australian standard engineered slab
Frame	90mm treated structural timber wall framing and pine truss roof
Basix	Standard BASIX requirements with up to 2000L slimline water tank
Council	Standard CDC fees and requirements
Earthworks	Provide balanced cut and fill up to 1000mm to achieve a level building platform.
Piering	Concrete pier up to 70 linear meter.
Pump	Concrete pump
Sewer Connection	Sewer connection to junction at front / rear within boundary
Stormwater Connection	Provide 100mm stormwater connection to street / easement*
Power Connection	Underground power - 3 phase provision included (where applicable)
Site Fencing	Standard security fencing
Planning	- 10.7 Certificate - Waste management Plan - Erosion and Sediment Control Plan - Neighbour Notification Plan





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KITCHEN

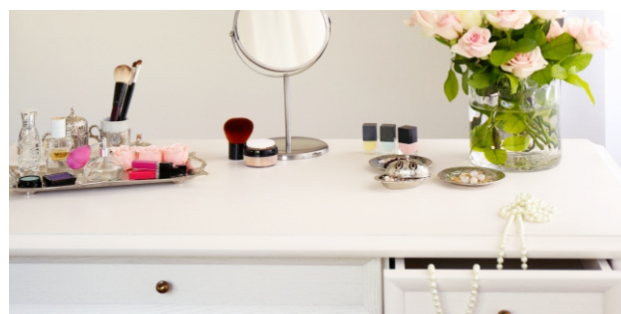
Cooktop	900mm gas cooktop
Oven	900mm electric oven Design Specific
Cabinets	Fully lined melamine carcass
Cupboards	Bulkhead overhead cupboards
Rangehood	900mm canopy rangehood
Microwave	Provision for power connection - design specific
Dishwasher	600mm Dishwasher
Refrigerator	Water point to refrigerator
Tapware	Chrome sink mixer
Splashback	Ceramic tile splashback in accordance with selected colour scheme
Doors & Drawers	Laminated finish in accordance with selected colour scheme
Benchtops	20 mm stone benchtop
Sink	Stainless steel double bowl sink
Tapware	Chrome finish sink mixer
Joinery & Handles	Laminex joinery with designer handles
Pantry	Four shelves in white melamine - design specific





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Tapware	Chrome finish to basin mixer
Mirrors	Polished edges
Tiling	Wall tiles to shower recess, with floor tiles and skirting tiles throughout
Vanity	Fully lined melamine carcass
Bath	Free standing bathtub – design specific
Shower Screen	2000mm high semi-frameless with clear glass
Towel Ring	Chrome finish
Toilet Suite	Back to wall pan with soft close seat and close coupled cistern
Exhaust Fan	Ceiling mounted
Accessories	600mm chrome double towel rail and toilet roll holder



BATHROOM & ENSUITE



Tapware	Chrome laundry mixer
Tub	40L stainless steel tub and coated metal cabinet with concealed by-pass
Splashback	Tiles to splashback over laundry tub
Tiling	Tiles to floor with skirting tiling to perimeter
Floor Waste	Floor waste to wet area

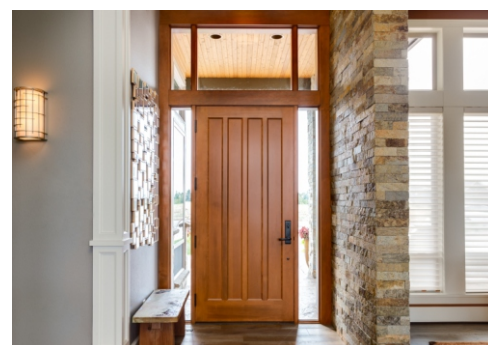
LAUNDRY



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INTERIOR

Front Door	Painted finish 920mm wide x 2040mm high hinged door with clear glazing
Door to Laundry	Fully glazed hinged door or aluminium sliding door - design specific
Front Door Lock	Lever lockset in brushed satin chrome with deadbolt to External
Doors	2040mm flush panel internal doors including linen, laundry & pantry with smooth paint finish - design specific
Door Furniture	Lever set to internal passage & robe doors in brushed satin chrome
Robes Master Suite	• Walk-in robe where applicable • Set of 3 drawers – melamine • Melamine shelf with hanging rail
Robes Other Bedrooms	• Mirror sliding doors • Set of 3 drawers – melamine • Melamine shelf with hanging rail
Linen	4 white melamine shelves
Skirting & Architraves	Profiled 67mm architrave and skirting with paint finish
Cornice	90mm Cove cornice
Ceiling Height	2600mm ground floor, 2450mm first floor
Paint	Two coat system to all internal walls and woodwork
Staircase	• MDF treads and MDF risers (carpet finish) • Balustrades – stainless steel • Railings – stainless steel





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Facade	Standard range facade
Roof Pitch	22.5° roof pitch - design specific
Roof Tiles	Monier concrete colour applied roof tile from builder's range including medium duty sarking
Fascia & Gutters	Colorbond fascia and slotted quad gutters
Cladding	Design specific
Garage Door	Panelift Colorbond motorized sectional door, incl 2 remote control units
Bricks	Face bricks with off-white mortar
Windows	Aluminium awning and/or sliding with keyed alike locks to each opening sash Obscure glaze to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements
Alfresco	Plasterboard ceiling with timber moulding. Waffle pod concrete slab.
Wall Insulation	R2.0 batts to external walls incl. internal garage wall
Ceiling Insulation	R3.0 batts to under roof excl. garage & alfresco
Termite Protection	Perimeter pest control system
Porch	Concrete slab with tiled flooring
Taps	Garden taps to front and rear

EXTERNAL

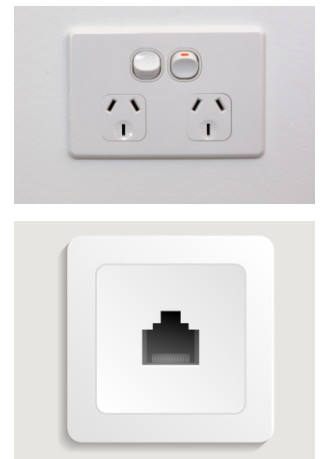




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SERVICES & SUSTAINABILITY

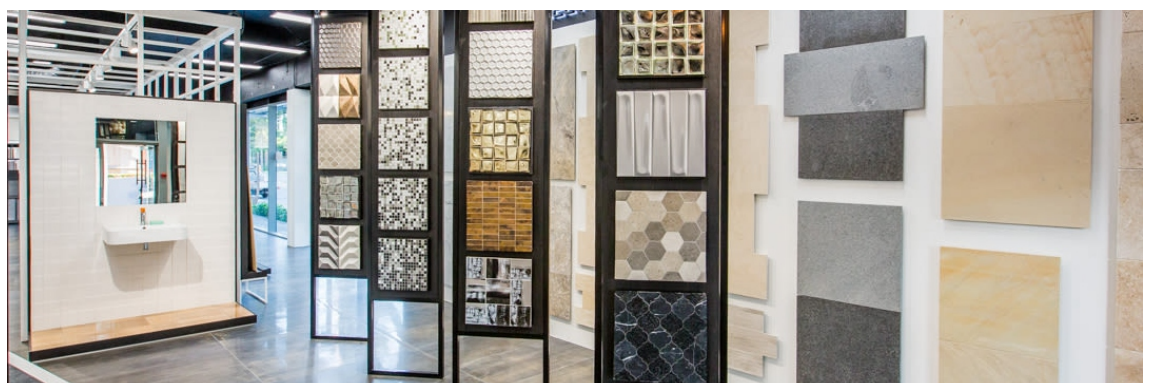
Hot Water	26L continuous flow system
Electrical	Double power points throughout. Hard wiring to smoke detectors [battery backup] and oven. Earth leakage safety switch with single phase meter box. Smoke detectors interlinked to comply with As3786
Lighting	Internal light points with light fittings. 15 Downlights included. External light points to entry & laundry area - design specific.
Exhaust Fan	Exhaust fan provided where required for ventilation purposes
TV & Phone	Single storey home with 2 TV points & 2 Data point Double storey homes with 3 TV points & 3 Data point
Gas	Single gas connection (subject to availability)
Air Conditioning	Ducted air conditioning



FLOOR COVERINGS

First quality ceramic tiles to entry, kitchen living, dining and to all wet areas

100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas



Certificates

Pest Control certification, structural engineer's certificate for concrete slab, site contour survey, setout survey and identification survey

Fees & Requirements

Home Owner's warranty. Water Authority fee. Complying Development certificate fees. Long service levy. Standard council fees and requirements. 10.7 certificate. Soil test by engineer

Others

90-day maintenance period. Basic scaffolding, railing and roof scaffolding as per OH&S requirements subject to site conditions

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